

CENTERVILLE FLEX SPACE



ASKING PRICE

\$2,874,000

LEASE DETAIL

\$178,000 NOI on 5-year NNN lease
+ Two 3-year option periods

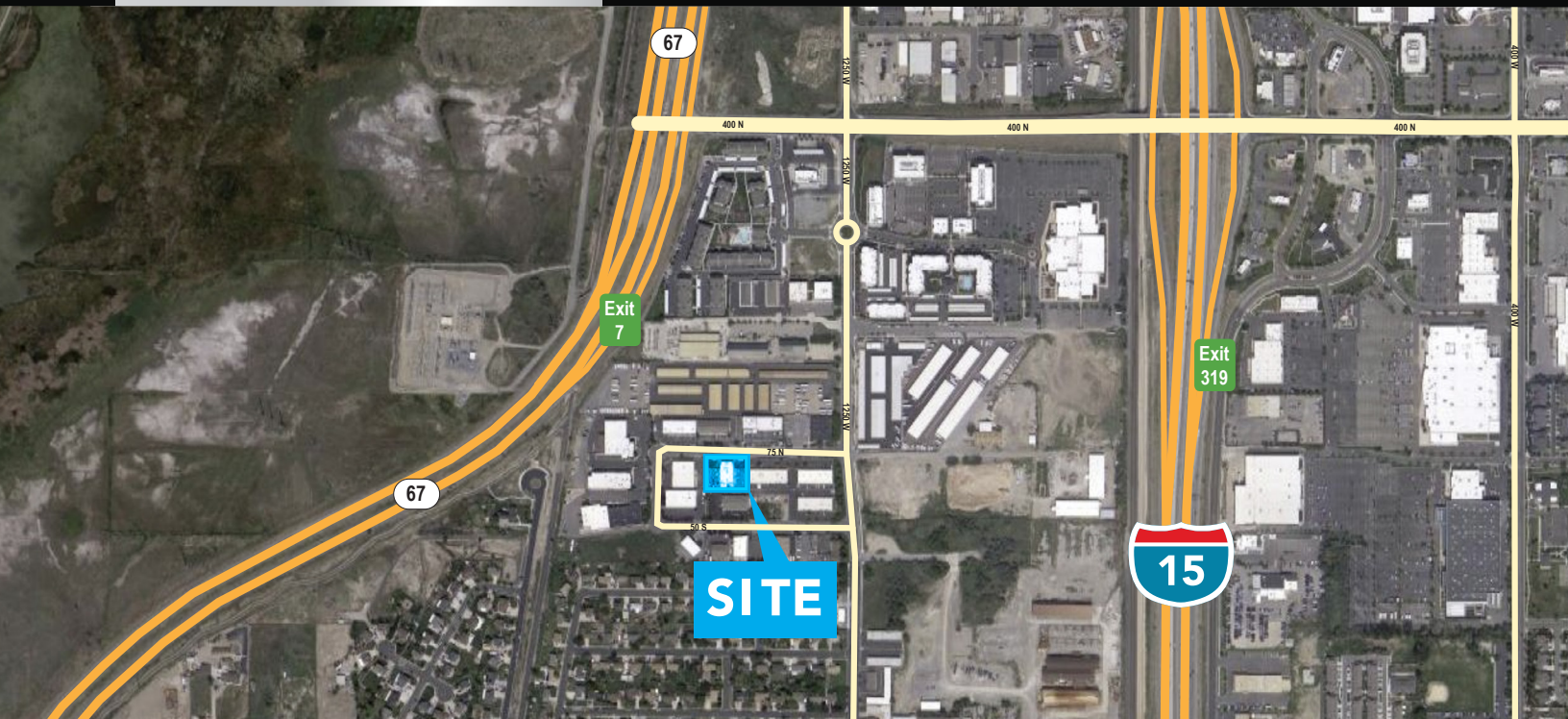
CAP RATE

6.2%

**1343 WEST 75 NORTH
CENTERVILLE, UTAH**

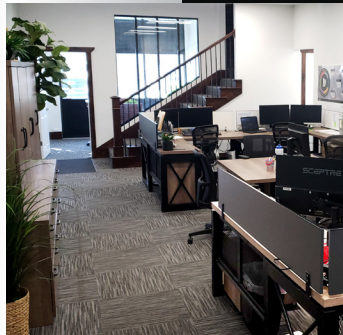
Great NNN investment opportunity! Well located flex building with 50/50 warehouse and office. Fully remodeled in 2022 with a new front entrance, updated bathrooms, and new paint and carpet.





PROPERTY HIGHLIGHTS

- 10,000 SF (5,000 SF Office & 5,000 SF Warehouse)
- 0.69 Acres
- 8 Pull-through ground-high garage doors
- Fully Fenced Yard
- Updated landscaping with water features
- Building fully heated and cooled
- Very well located in Centerville between Legacy Highway and I-15



**SCANDIA
COMPANY**

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